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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0162 – Frazer-Merle

Z.A.P. DATE: January 3, 2012

ADDRESS: 4406 Merle Drive

OWNER/AGENT: Karen E. Frazer, D.D.S.

ZONING FROM: LO

TO: SF-3

AREA: 0.2552 acres
(11,116.51 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence (SF-3) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 3, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property is developed with a residence that is currently used for office and file storage use, and is zoned limited office (LO) district. The property is adjacent to office and commercial land uses that have frontage on Manchaca Road and West Ben White Boulevard. Surrounding land uses to the north, west, and east are commercial uses, including retail stores, offices, and personal services. South and southeast of the property are single family residences. The subject property takes access to Merle Drive, a local residential street. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to return the structure to residential uses. SF-3 zoning is consistent with zoning and uses to the south and east on Merle Drive.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Ancillary office uses: staff lounge; storage of medical records
<i>North</i>	LO, GR-V	Insurance office, Shoe repair
<i>South</i>	SF-3	Single family residences
<i>East</i>	SF-3, LO, GR-V	Single family residences; Restaurant (limited)
<i>West</i>	LO-V, LR-V	Medical offices, Service station with food sales

C2
2**AREA STUDY:** N/A**TIA:** Is not required**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Joslin Elementary School

Covington Middle School

Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 498 – South Central Coalition
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 950 – Southwood Neighborhood Association
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1107 – Perry Grid 614
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0216 – South Manchaca NPA Vertical Mixed Use Building (V) Zoning Opt-In/Opt-Out Process – Bounded by Ben White Boulevard on the north; South 1 st Street on the east; West Stassney Lane on the south; and Manchaca Road on the west	To add V zoning to 20 tracts within the South Manchaca NPA, as requested by the Neighborhood's application	To Grant V zoning to 19 tracts, as the Neighborhood recommended	Approved as Commission recommended (12-13-07).

RELATED CASES:

The property is platted as Lot 12, Block B of the Ford Place No. 1 subdivision, recorded in June 1946 (C8-1946-1766). Research indicates that the subject lot as well as two lots to the north and east have been zoned for office purposes since at least the early 1970s. There are

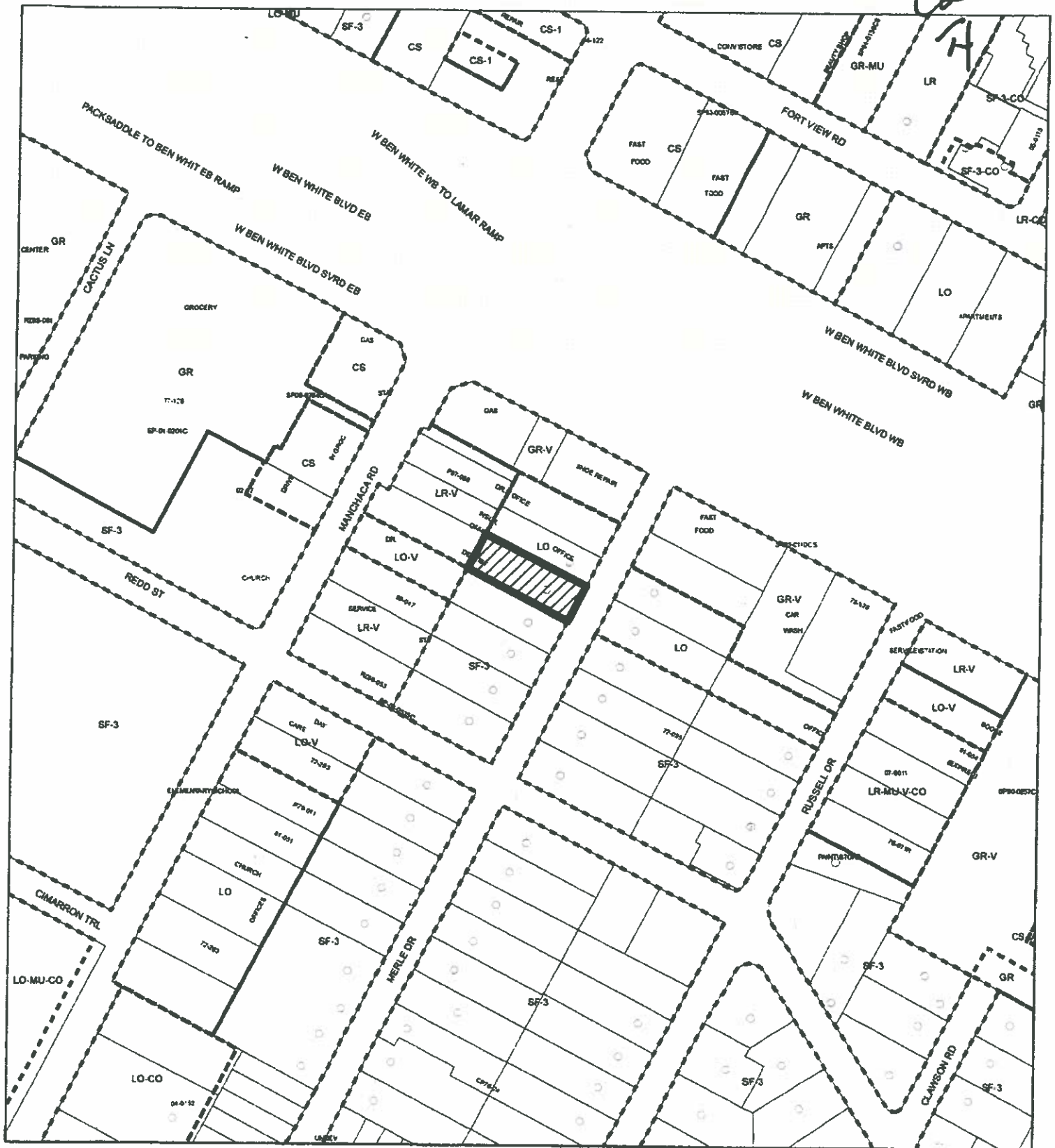
no site plan applications approved or in process on the subject property. Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Merle Drive	50 feet	26 feet	Local	Not available

- There are no existing sidewalks along Merle Drive.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Merle Drive.
- Capital Metro bus service is available along Manchaca Road (route nos. 3, 103, and 484), Ben White Boulevard (route no. 30), and Redd Street (route no. 5).

CITY COUNCIL DATE: January 26, 2012**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719



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1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0162

Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



[illegible]

Emile Ludwig
Gandy, Chief

EXHIBIT B
RECORDED
PLAT

C2
/ 7**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant family residence (SF-3) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The property owner intends to return the residential structure on the property to its original residential use, if SF-3 zoning is granted. The SF-3 zoning will match the zoning of the adjacent residences to the south and southeast.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The subject property is located on local street that is the first street in a residential neighborhood southeast of the intersection of Manchaca Road and Ben White Boulevard. Since the property is oriented toward the residential neighborhood, a residential zoning classification will promote compatibility.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is developed with one residential structure and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<u>Development Classification</u>	<u>% of Net Site Area</u>	<u>% with Transfers</u>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multi-family	60%	70%

Commercial

80%

90%

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Site Plan

This site is subject to Residential Design Standards.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when if a site plan is submitted.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the

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tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.